

DELEGATED

**AGENDA NO 5
PLANNING COMMITTEE**

19th September 2007

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

07/1817/OUT

Land Adjacent to, 1 Manor Place, Off Bishopton Road West

Outline application for residential development of 8 no. apartments within one building and associated means of access (demolition of existing community centre building)

Expiry Date: 9 August 2007

UPDATE REPORT

1. The following additional comments have been received from Urban Design;
2. **Public Footpath**
For clarification purposes, since no pedestrian footpath occurs adjacent to the proposed development, the construction of a new access onto Manor Place should also include a new pedestrian crossing point from the development to the public footpath on the opposite side of the road. Should the applicant wish to retain the existing pedestrian access to Fairfield Church, this should be factored in to the appropriate location of the access point.
3. **Deliveries**
It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction to the highway then early discussion should be had with the Highway Authority on the timing of these deliveries and measuring that may be required so as to migrate the effect of the obstruction to the general public.
4. **Construction Car parking**
A plan showing the location of temporary car parking facilities for use during the construction period and measures to protect any existing footpaths and verges shall be submitted to and approved in writing by the Local Planning Authority and implemented upon commencement of construction. Thereafter such car parking to be removed on completion of works.

MATERIAL PLANNING CONSIDERATIONS

5. There is no footpath within the verge adjacent to the site whilst the adjoining property of 1 Manor Place has its curtilage up to the edge of the vehicular highway. As such there is no opportunity for a footpath to be created along the application sites side of Manor Place. This proposal does however result in a demand for a safe highway crossing form to the existing footpath network.
6. Concern is raised with respect to deliveries and temporary parking during the construction phase of the development. The site is located in close proximity to the junction of Manor Place and Bishopton Road West and as such it is considered appropriate to minimise the impact of the construction phase of the development on the surrounding highways.

CONCLUSION

7. Additional conditions are recommended to provide off site pedestrian footway connections, a temporary car park for construction workers and a delivery storage area.

RECOMMENDATION

8. That the application be determined as detailed in the main report subject to the following additional conditions;

Prior to works commencing on site a scheme for a temporary car park and materials storage area shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented on site and brought into use prior to commencement of any development.

Reason: In the interests of highway safety in accordance with Policy GP1 of the Stockton on Tees Local Plan.

Prior to the development hereby approved being occupied a footpath shall be provided to link the site with the footpath network within the surrounding area in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: In order to adequately provide for the future users of the site in accordance with Policy Gp1 and HO11 of the Stockton on Tees Local Plan.